AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2063789

Karen Johnson Davidson County
Batch# 1347723 DEEDWARR
11/18/2025 02:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251118-0091941

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 069 04 0 140.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 31 **day of** October, 25, by and between **Alicia Prime F/K/A Alicia Lajuan Williams, married who acquired title as unmarried, joined in execution by her spouse, William M. Prime,** residing at 117 Walters Court, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **Alicia Prime, a married woman,** residing at 117 Walters Court, Nashville, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 ($0.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 117 Walters Court, Nashville, TN 37218

Being the same property conveyed to Alicia Lajuan Williams, unmarried from EQUITY TRUST COMPANY CUSTODIAN FBO VIRGINIA N. PITTS IRA in a Warranty Deed dated 09/01/2006 and recorded 09/05/2006 under Instrument No. 20060905-0109416 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that

he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Alicia Prime FKA Alicia Lajuan Williams William M. Prime

Alicia Prime
F/K/A Alicia Lajuan Williams

William M. Prime

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Alicia Prime F/K/A Alicia Lajuan Williams and William M. Prime** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 31 day of October, 20 25.

Notary Public

My Commission expires: 1528

No title exam performed by the preparer. Legal description and party's names provided by the party.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Alicia Prime

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 31 day of October, 2025

Notary Public
My Commission Expires: 1528

Name and address for person(s) responsible for taxes:

Alicia Prime
117 Walters Court
Nashville, TN 37218

Name and address of property owner:

Alicia Prime
117 Walters Court
Nashville, TN 37218

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/05/2028
WILSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 172 ON THE PLAN OF HAYNES PARK SUBDIVISION, SECTION 2, OF RECORD IN BOOK 4460, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Parcel ID: 069 04 0 140.00

Property Commonly Known As: 117 Walters Court, Nashville, TN 37218

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 31, 2025 (date of document)

Affiant Signature - Angelia Webb
Date: November 5 2025

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 5th day of November, 2025.

Notary Public

ANGELA EATMON
Notary Public
State of Ohio
My Comm. Expires
February 23, 2026

My Commission Expires: 02/23/2026

Notary Seal